

**MUSKEGON CHARTER TOWNSHIP
PLANNING COMMISSION MINUTES
PC-06-03
March 14, 2016**

CALL TO ORDER

Chairperson Nolan called the meeting to order at 7:00 PM.

ROLL

Present: Borushko, Bouwman, Nolan, Wood, Singerling, Hower

Absent:

Excused: Frein

Also Present: Planning, Zoning and Development Director Lorraine Grabinski, Fire Inspector Mark Nicolai, Recording Secretary Robyn McKenna and five (5) guests.

APPROVAL OF AGENDA

Motioned Bouwman, supported Hower to approve the agenda with the addition to (G) Other No. 3 – Adding Dormitory Type Housing to R-3 District as a Permitted Use.

Motion carried.

APPROVAL OF MINUTES

Motioned Singerling, supported Wood to approve the minutes of February 8, 2016 as presented.

Motion carried.

COMMUNICATIONS

Staff Report

Chairperson Nolan advised Ms. Grabinski that he appreciated the report.

Township Board Minutes February 1, 2016 and February 16, 2016

Information only, no action taken.

OLD BUSINESS

None

NEW BUSINESS

**SU16-02 – 1780 Harvey
Warehouse and Shipping/Receiving**

The Special Use Hearing opened at 7:02 PM.

The Special Use Hearing was published in the Muskegon Chronicle on February 28, 2016. Thirty-four (34) notices were mailed to property owners on February 26, 2018. There was one (1) response – inquiry only.

Scott Ribbe – 17076 Donahue Woods Dr., West Olive – Mr. Ribbe is the owner of Geerpres Inc. located at 1780 Harvey. Mr. Ribbe advised they have agreed upon lease with West Michigan Finishes to lease 10,000 sq. ft. at the east end of their building. West Michigan Finishes are currently located in the Whitehall area and have outgrown their current location.

Jacob Nash – 7563 Whitehall Rd. – Mr. Nash is the owner of West Michigan Finishes. Mr. Nash advised their business is that of a provider of restoration and refinishing products. The space will be used for warehousing, shipping and receiving – no retail. Their plan is to have a retail store in Norton Shores and use this location for warehouse and shipping. Fire Inspector Nicolai advised that Building Official Jeff Ream and he have been working with the Architect to determine if the area will need to be suppressed. He added this company has a large chemical list with “H2” use and all “H” specialties have to be suppressed. Mr. Nash questioned if the large use of chemical storage were not stored at this location – would the area still need to be suppressed?

Inspector Nicolai advised they will not know until the plans are reviewed.

Motioned Hower, supported Singerling to close the Special Use Hearing at 7:07 PM.

Motion carried.

The Special Use Hearing Summary was reviewed and all requirements were met.

Motioned Singerling, supported Wood to recommend approval to the Township Board contingent that staff confirms all Ordinance and Code Requirements are met.

Motion carried.

**Public Hearing 16-01 – Zoning Districts Amendment
Move Towing/Impound Yards from C-1 to I Zoning Districts**

The Public Hearing opened at 7:17 PM.

The Public Hearing was published in the Muskegon Chronicle on February 28, 2016. Notices were not required.

Ms. Grabinski advised this amendment was directed by the Township Board. This amendment adds verbiage to “minor mechanical repairs” in Section 58-258 (1)(a) and also moves towing and impound yards from the C-1, Neighborhood Commercial District to I, Light Industrial District, as a use permitted by Special Use. The change would not impact new business and light auto repairs will be permitted.

Motion by Bouwman, supported Wood to close the Public Hearing at 7:19 PM.

Motion by Singerling, supported Bouwman to recommend approval to the Township Board.

Motion carried.

OTHER

Sign Ordinance

Ms. Grabinski provided the Commission a chart of what other jurisdictions allow pertaining to temporary signs and who enforces. She also provided a *draft* sign permit application. A lengthy discussion was held on enforcement – currently a Township Police Officer does code enforcement. The Fire Department does an annual inspection and they do provide feedback. Norton Shores requirement was reviewed. Discussion followed regarding temporary signs, banners, flutter flags, displaying only during open business hours, fee for application, fee for violation, how to track, restrictions, public safety, general appearance of corridor, distraction. The general consensus of the Commission is the current ordinance is too restrictive.

Ms. Grabinski was directed to create a draft ordinance and bring back to the Commission for review at a public hearing.

Zoning Request Information – Fresh Market Business

Ms. Grabinski advised she has received an inquiry regarding a produce market at the SE corner of Holton and N. Roberts Rd. She advised that this type of use is not listed in any type of zoning in the zoning ordinance.

Russell Auten – 2855 Lakeshore Rd., Twin Lake – Mr. Auten advised it has been a pleasure to work with Ms. Grabinski; she has been very helpful. He is thinking of purchasing the vacant parcel at the SE corner of Holton and N. Roberts Rd. to set up a fresh market; selling fruits and vegetables. He would have a tent/awning and possibly a small building for inside sales during winter months. Ms. Grabinski discussed adding “Open Air Business” as a Special Use. A temporary use would require a Temporary Use Permit and would be valid for thirty (30) days and this type of business would be open from May - October. This is a three (3) acre parcel abutting to Roberts Rd., Holton Rd. and Pappas Rd... Discussion was held regarding blocking traffic view, Muskegon County Road Commission right-of-way, traffic light at N. Roberts Rd. and Holton Rd., building would have to meet all ordinance and code requirements, commercial use in a commercial zone and the protection of the appearance of the corridors of Apple Ave. and Holton Rd... Mr. Auten will continue to work with Staff.

Dormitory Type Housing to R3 District as a Permitted Use.

Ms. Grabinski advised she has an inquiry regarding dormitory housing at the NE corner of Harvey and Marquette. This property is currently zoned R3 which permits fourplex dwelling and

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Other - Dormitory Type Housing to R3 District Continued

townhouse apartments. This building would have units for college students with a bedroom, living area, bathroom, sink and refrigerator. Discussion was held regarding if units do not have a standalone kitchen facility – college needs to provide meal plans, ordinance requires complete kitchen in each unit and the building would be here for long term. The general consensus of the Commission is the building would need complete kitchens.

PUBLIC COMMENT

Opened at 8:16 PM

None

NEXT MEETING

The next scheduled meeting for the Planning Commission is on April 11, 2016 at 7:00 PM in the Board Room at Town Hall.

ADJOURNMENT

Motioned Hower, supported Singerling to adjourn at 8:17 PM.

Motion Carried.

Respectfully submitted,

*Sandi Frein
Recording Secretary*